

095.0

0003

0006.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
1,143,700 / 1,143,700

APPRaised:

1,143,700 / 1,143,700

USE VALUE:

1,143,700 / 1,143,700

ASSESSED:

1,143,700 / 1,143,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
19		UPLAND RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: TRAER MARY	
Owner 2: BRAMAN JAMES BRETT	
Owner 3:	

Street 1: 19 UPLAND RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: TRAER MARY -

Owner 2: -

Street 1: 19 UPLAND RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 10,807 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1916, having primarily Clapboard Exterior and 4499 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 0 HalfBath, 9 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10807		Sq. Ft.	Site		0	70.	0.69	4									520,949						520,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							10807.000			617,900		4,900		520,900		1,143,700							
Total Card							0.248			617,900		4,900		520,900		1,143,700		Entered Lot Size					
Total Parcel							0.248			617,900		4,900		520,900		1,143,700		Total Land:					
Source: Market Adj Cost														Total Value per SQ unit /Card:		254.22		Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID			095.0-0003-0006.0											
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date													
2020	101	FV	617,800	4900	10,807.	520,900	1,143,600	1,143,600	Year End Roll	12/18/2019													
2019	101	FV	501,600	4900	10,807.	520,900	1,027,400	1,027,400	Year End Roll	1/3/2019													
2018	101	FV	501,600	4900	10,807.	446,500	953,000	953,000	Year End Roll	12/20/2017													
2017	101	FV	501,600	4900	10,807.	416,800	923,300	923,300	Year End Roll	1/3/2017													
2016	101	FV	501,600	4900	10,807.	357,200	863,700	863,700	Year End	1/4/2016													
2015	101	FV	434,600	4900	10,807.	320,000	759,500	759,500	Year End Roll	12/11/2014													
2014	101	FV	426,300	4900	10,807.	296,200	727,400	727,400	Year End Roll	12/16/2013													
2013	101	FV	426,300	4900	10,807.	282,400	713,600	713,600		12/13/2012													

SALES INFORMATION										TAX DISTRICT				PAT ACCT.													
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes																
TRAER MARY,	54626-164		5/3/2010	Convenience		815,000		1	No	No																	
DAMON KENT T JR	49167-503		3/23/2007																								
DAMON KENT T JR	37778-58		1/24/2003	Family								1		No	No												
JONES JAY E & N	37778-58		1/24/2003	Family								1		No	No												
TARBOX GREGORY	31139-549		2/16/2000									440,000		No	No												
	10839-245		5/3/1965									N												7809			

BUILDING PERMITS										ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
2/12/2018	158	Heat App	5,000	C																	
12/14/2017	1648	Inter Fi	59,000	C																	
5/29/2013	762	Redo Bat	79,000																		
2/8/2012	128	Manual	2,350																		
12/7/2010	2374	Redo Bas	88,000																		
3/31/2009	176	New Wind	31,980																		

